

Mortgagee's address: 112 N. Main St., Fountain Inn, S.C. 29644

1419-330

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
S.C.
SEP 24 1979
MORTGAGE
SHERLEY

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Marie Shaw

(hereinafter referred to as Mortgagor) is well and truly indebted unto Charles C. Maxwell and June W. Maxwell

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Seventy-Five Thousand and No/100-----

-----Dollars (\$75,000.00) due and payable

in two hundred forty (240) equal monthly installments of Six Hundred Twenty-Seven and 34/100 (\$627.34) Dollars. The right to prepayment is reserved. The first payment shall begin October 1, 1979.

with interest thereon from today's date at the rate of 8% per centum per annum, to be paid: monthly

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

ALL that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, in the Town of Fountain Inn, on the Northeastern side of Woodside Avenue and having the following metes and bounds:

BEGINNING at an iron pin on the southeastern corner of Shaw Street, (formerly known as Sixth Street) and Woodside Avenue, formerly known as Church Street), and running thence N. 52-45 E. 198.9 feet to an iron pin; thence S. 2-41 W. 307.3 feet to an iron pin; thence along Woodside Avenue N. 37-45 W. 236 feet to the point of beginning.

THIS being the same property conveyed to the mortgagor herein by deed of the mortgagees herein as recorded in Deed Book 1110 at Page 803, in the RMC Office for Greenville County, S.C. on September 5th, 1979.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner: it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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